



Photo by Bob Griswold

JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY

Tuesday, November 12, 2002 - 3:00 p.m.
Council Chambers
200 East Main Street
El Cajon, California

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PLEASE NOTE: *If You Wish to Address the City Council, Please Complete a Speaker Card and Give It to the City Clerk. When Your Item is Heard, Your Name Will Be Called at Which Time You Would Come to the Podium and Give Your Name and Address.*

*Backup Information Available
Redevelopment Agency Items Are Identified



AGENDA



CALL TO ORDER: Mayor Mark Lewis

ROLL CALL: City Clerk Marilynn Linn

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

(The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution)

POSTINGS: The City Clerk posted Orders of Adjournment of the October 22, 2002 Meetings and the Agenda of the November 12, 2002 Meetings in accordance to State Law and Council/Agency Policy.

PRESENTATION: Fire Prevention Week Poster Contest Winners

COMMENDATION: Holy Trinity Church – 100th Anniversary

PROCLAMATION: Year of the Rose – 2002

PROCLAMATION: City of El Cajon – 90th Birthday
National Anthem sung by Annette Desrosiers

RECESS CALLED FOR REFRESHMENTS

MEETING CALLED BACK TO ORDER

AGENDA CHANGES:

CONSENT ITEMS: (1.1 – 1.6)

Consent Items are routine matters enacted by one motion according to the *RECOMMENDATION* listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL MEETINGS:**

RECOMMENDATION: That the City Council approve Minutes of the October 22, 2002 Meetings of the El Cajon City Council/Redevelopment Agency.

CONSENT ITEMS: (Continued)

1.2 WARRANTS

RECOMMENDATION: *That the City Council approve payment of Warrants as submitted by the Finance Department.*

*1.3 SPECIAL OPERATION LICENSE APPLICATION – 1013 BROADWAY

RECOMMENDATION: *That the City Council deny the application submitted by Marisol Villasenor for a cabaret at 1013 Broadway, as recommended by the City Manager and Chief of Police.*

*1.4 RESOLUTION: AWARD BID FOR APPLICANT LIVE SCAN FINGERPRINT SYSTEM (Report: Purchasing Agent)

RECOMMENDATION: *That the City Council adopt the next RESOLUTION in order and award the bid to Identix Inc., in the amount of \$22,154.*

*1.5 SUBDIVISION AGREEMENT AND FINAL PARCEL MAP – TENTATIVE PARCEL MAP 605 – Southwest corner of Lexington and Lincoln Avenues (Report: Director of Public Works)

RECOMMENDATION: *That the City Council approve the Subdivision Agreement and Final Parcel Map for TPM 605 at the southwest corner of Lexington and Lincoln Avenues.*

*1.6 PALOMAR COMMUNITY COLLEGE AGREEMENT (Report: Fire Chief)

RECOMMENDATION: *That the City Council approve the contract between Palomar Community College and the City of El Cajon for Paramedic Field Training.*

PUBLIC COMMENT

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2. WRITTEN COMMUNICATIONS:

***2.1 LETTER: KEITH McADAMS –VACATION OF ALLEY SOUTH OF BROADWAY BETWEEN FIRST AND ORO STREETS (Report: Director of Public Works)**

RECOMMENDATION: *That the City Council* consider the request to vacate the alley south of Broadway between First and Oro Streets and either:

1. Deny the request to vacate the alley and continue to pursue obtaining dedications and improvements towards completion of the alley, or
2. Abandon the alley and schedule a public hearing for the vacation of those portions already dedicated.

***2.2 LETTER: FATHER JOHN W. CONRAD – SITING A PORTABLE BUILDING ON SAINT ALBAN'S PROPERTY – 490 FARRAGUT CIRCLE**

Father Conrad requests to address the Council on the matter of siting a portable building on Saint Alban's property to provide temporary shelter for homeless and emergency funding in order to provide security, supervision and case management at this location.

3. ADMINISTRATIVE REPORTS:

***3.1 MOTEL VOUCHER PROGRAM (Report: Director of Community Development)**

LETTER FROM CRISIS HOUSE REGARDING SUPPLEMENT TO VOUCHER PROGRAM

RECOMMENDATION: *That the City Council* consider a request from the County of San Diego to contribute \$5,552 to the overall costs of operating a motel voucher program.

Letter from Sue Christopher, Executive Director of Crisis House, Inc., requesting that the City provide \$20,000 to supplement the voucher program and meet the needs of the homeless of the City of El Cajon.

***3.2 COUNCIL MEETING SCHEDULE FOR SEPTEMBER 2003 (Report: City Clerk)**

RECOMMENDATION: *That the City Council* establish the meeting dates for September.

4. COMMISSION REPORTS: None

5. REPORTS OF MAYOR MARK LEWIS

El Cajon-San Diego County Civic Center Authority Commission; SANDAG (San Diego Association of Governments) Regional Transportation (alternate); Heartland Communications Facility Authority Commission; Heartland Fire Training Authority Commission.

6. REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK

Council Workshop Schedule

COUNCILMEMBER BOB McCLELLAN

ADAPT (Alcohol and Drug Abuse Prevention Task Force); Harry Griffen Park Joint Steering Committee; alternate for Heartland Fire Training Authority Commission and Heartland Communications Facility Authority Commission; State Routes 67/125 Corridor Study Committee, alternate.

COUNCILMEMBER CHARLES SANTOS

MTDB (Metropolitan Transit Development Board); East County Economic Development Council; Helix Water District City Representative; Chamber of Commerce Business/Economic Development Committee; State Routes 67/125 Corridor Study Committee.

COUNCILMEMBER DICK RAMOS

SANDAG (San Diego Association of Governments) Board of Directors, Regional Transportation, Regional Housing Task Force; METRO (Metropolitan Wastewater Disposal System); AFFORD (Agencies for Fair and Objective Rate Decision); ARJIS (Automated Regional Justice Information System); LAFCO (Local Agency Formation Commission) Advisory Committee.

7. LEGISLATIVE REPORT

7.1 League of California Cities Legislative Bulletin - *Priority Focus

8. GENERAL INFORMATION ITEMS FOR DISCUSSION

9. ORDINANCE: FIRST READING

RECOMMENDATION: *That the City Council* introduce the Ordinance and request the City Clerk to recite the title and waive full reading of the text.

***9.1 AMENDMENT OF MUNICIPAL CODE – ZONING ORDINANCE (C-2 Zone) SELF STORAGE FACILITIES BY CONDITIONAL USE PERMIT**

As a result of Public Hearing and action taken at the October 22, 2002 meeting, First Reading of Ordinance to amend the El Cajon Municipal Code, Zoning Ordinance to allow for self storage facilities in the C-2 Zone by Conditional Use Permit.

ORDINANCE: SECOND READING AND ADOPTION

RECOMMENDATION: *That the City Council* request the City Clerk to recite the title, waive full reading of the text and adopt the Ordinance.

***9.2 ZONE RECLASSIFICATION 2228 – 799 EAST WASHINGTON AVENUE**

Adopting Ordinance to rezone those portions of property at 799 E. Washington Avenue which are zoned R-1-6 to the R-3-R Zone with the remainder of the site to retain the existing R-3-R Zone.

10. CLOSED SESSION: (6 items)

RECOMMENDATION: *That the City Council/Redevelopment Agency* adjourn to Closed Session as follows:

(1) Government Code Section 54956.9 (a) – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Number of Cases: 1

Case No. 1: Bianca A. Bravo-Rodriguez, et al. v. City of El Cajon, et al.
San Diego Superior Court Case No. GIC778214

(2) Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property

APN 488-082-10-00 &
488-082-11-00
Agency owned property
At 154 Rea Avenue

Negotiating Party

Gerald F. McGhee

Agency Negotiators

City Manager/Executive Director
Redevelopment Manager
City Attorney/General Counsel

Under Negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

CLOSED SESSION: (Continued)

- (3) **Government Code Section 54956.9 (b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation.**

Number of Potential Cases: 1

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- (4) **Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>Property</u>	<u>Negotiating parties</u>	<u>Agency Negotiators</u>
APN 488-211-04 Property on the South Side of East Main Street Between Sulzfeld Way and Claydelle Avenue	Santo and Silvana Di Grigoli	City Manager/Executive Director Redevelopment Manager City Attorney/General Counsel

Under Negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the potential sale and development of Agency owned property.

-
- (5) **Government Code Section 54956.8 – CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

<u>Property</u>	<u>Negotiating Party</u>	<u>Agency Negotiators</u>
APN 488-211-07, -08, -13 221-223 East Main Street	Domenico Donato	City Manager Redevelopment Manager City Attorney

Under Negotiation: For the Agency/Council to provide instructions to its negotiators regarding the price and terms for the lease of public right-of-way.

-
- (6) **Government Code Section 54956.9 (b) – CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Finding significant exposure to litigation.**

Number of potential cases: 1

11. RECONVENE TO OPEN SESSION - ANNOUNCE ACTION IF APPROPRIATE

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council and the El Cajon Redevelopment Agency held this 12th day of November, 2002 is adjourned to Tuesday, November 12, 2002 at 7:00 p.m.

GENERAL INFORMATION:

The following items are informational and are not discussed unless the Council/Agency brings the item(s) forward for discussion under Item No. 8 of the agenda.

***A. SANDAG BOARD ACTIONS**

Actions of the Board dated October 25, 2002.

***B. PLANNING COMMISSION RESOLUTIONS**

No. 9713 – Resolution of Intention to initiate the consideration of the revocation of Conditional Use Permit 1280 for used car sales in the C-2 Zone at 1100 El Cajon Boulevard.

No. 9714 – Granting Conditional Use Permit 1922 for a second-family unit and an accessory structure greater than 800 sq. ft. in gross floor area in the R-1-6 Zone at 1221 El Rey Avenue.

No. 9715 – Granting Conditional Use Permit 1938 for an unmanned wireless communications facility in the R-E-20-H Zone at 2075 E. Madison Avenue.

No. 9716 – Granting Conditional Use Permit 1937 for a car wash and detailing facility in the C-2 Zone at 710 Jamacha Road.

No. 9721 – Granting amendment of Conditional Use Permit 1795 for renewal of an existing beverage container recycling center in the C-1 Zone at 300 North Second Street.

***C. LETTER: JUDGE JAMES R. MILLIKEN – 2002 LOCAL LAW ENFORCEMENT BLOCK GRANT ALLOCATION TO DRUG COURT**

Presiding Judge of the Juvenile Court and Chair of Superior Court's Substance Abuse Policy Advisory Committee, James R. Milliken, expresses appreciation for the City's "generous allocation" of \$27,770 to the Adult Drug Court Programs from the Fiscal Year 2002 Local Law Enforcement Block Grant funds.

JOINT MEETING EL CAJON CITY COUNCIL and REDEVELOPMENT AGENCY

Tuesday, November 12, 2002 - 7:00 p.m.
COUNCIL CHAMBERS
200 East Main Street
El Cajon, California



AGENDA

CALL TO ORDER: Mayor Mark Lewis

ROLL CALL: City Clerk Marilynn Linn



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

(The Courts have concluded that sectarian prayer as part of
City Council Meetings is not permitted under the Constitution)

AGENDA CHANGES:

* Backup Information Available
Redevelopment Agency Items Identified

PUBLIC COMMENT:

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PUBLIC HEARINGS:

*ITEMS 100 AND 101 ARE ONE PROJECT – THE PUBLIC HEARINGS
MAY BE OPENED FOR DISCUSSION ON BOTH AT THIS TIME.*

***100** PLANNED UNIT DEVELOPMENT 192 – CONDOMINIUM CONVERSION
AT 434 RICHFIELD AVENUE – RD INVESTMENT PROPERTIES LLC
(Report: City Clerk)

RECOMMENDATION: *That the City Council*

- Open the Public Hearing and receive testimony
- Close the Public Hearing
- Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution 9702 approving a three-unit condominium conversion in the R-3 Zone at 434 Richfield Avenue.

PUBLIC HEARINGS: (Continued)

***101 TENTATIVE PARCEL MAP 608 – ONE LOT SUBDIVISION - 434 RICHFIELD AVENUE – RD INVESTMENT PROPERTIES LLC (Report: City Clerk)**

RECOMMENDATION: That the City Council

- ❑ Open the Public Hearing and receive testimony**
- ❑ Close the Public Hearing**
- ❑ Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution 9703 approving a one-lot subdivision in the R-3 Zone at 434 Richfield Avenue**

ITEMS 102 AND 103 ARE ONE PROJECT – THE PUBLIC HEARINGS MAY BE OPENED FOR DISCUSSION ON BOTH AT THIS TIME.

***102 PLANNED UNIT DEVELOPMENT 193 - CONVERSION OF 24 UNIT APARTMENT COMPLEX TO CONDOMINIUMS – 391-403 EMERALD AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council

- ❑ Open the Public Hearing and receive testimony**
- ❑ Close the Public Hearing**
- ❑ Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9711 approving the conversion of a 24-unit apartment complex to condominiums in the R-3 Zone at 391-403 Emerald Avenue.**

***103 TENTATIVE SUBDIVISION MAP 504 – ONE-LOT SUBDIVISION - 391-403 EMERALD AVENUE (Report: City Clerk)**

RECOMMENDATION: That the City Council

- ❑ Open the Public Hearing and receive testimony**
- ❑ Close the Public Hearing**
- ❑ Adopt the next RESOLUTION in order to approve, modify or disapprove Planning Commission Resolution No. 9712 approving a one-lot subdivision in the R-3 Zone at 391-403 Emerald Avenue.**

PUBLIC HEARINGS: (Continued)

***104 CONDITIONAL USE PERMIT 1931 – AUTO PAINT AND BODY SHOP –
670 EL CAJON BOULEVARD (TOWNSEND) (Report: City Clerk)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION in order to adopt the Negative Declaration indicating that the proposed project would not have a significant adverse effect on the environment**
- **Adopt the next RESOLUTION in order to approve, modify or disapprove Conditional Use Permit 1931 for an auto frame repair facility (auto paint and body shop) in the C-2 Zone at 670 El Cajon Boulevard.**

CONTINUED PUBLIC HEARING FROM OCTOBER 8, 2002 MEETING

***105 AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING
ORDINANCE – APARTMENT CONVERSIONS TO CONDOMINIUMS
(Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- **Open the Continued Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Approve, modify or disapprove Resolution 9686 recommending approval of Zoning Ordinance Section 17.54.290.A regarding reduction of parking requirements for apartment conversions to condominiums, referring to the City Attorney for an Ordinance.**

106 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (If Any)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the City Council and the Redevelopment Agency held this 12th day of November, 2002 is adjourned.

NOTE: The next meeting of the El Cajon City Council and Redevelopment agency will be held on Tuesday, December 3, 2002 at 3:00 p.m.